



# STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

## Minutes of the 53<sup>rd</sup> Meeting of the State Commission Assessment Panel held on Thursday 9 May 2019 commencing at 9.30am ODASA, 28 Leigh St, Adelaide

### 1. OPENING

#### 1.1. PRESENT Members

\* Helen Dyer (Acting Presiding Member)

Chris Branford

Peter Dungey

Sally Roberts

Secretary

Alison Gill

DPTI Staff

Matt Fielke (Agenda Item 2.2.1)

Jeremy Wood (Agenda Item 2.2.1)

Ben Green (Agenda Item 3.2.1) Consultant Planner

Sharon Wyatt (Agenda Item 3.2.1, 3.2.2)

Simon Neldner (Agenda Items 3.2.1, 3.2.2)

#### 1.2. APOLOGIES

Simone Fogarty, Presiding Member

Dennis Mutton, Deputy Presiding Member

Mark Adcock

#### 1.3. STATE PLANNING COMMISSION MEMBER ON SCAP

In accordance with section 3.7 of the SCAP Practice and Operating Directions, \* Helen Dyer has been appointed as a member of the SCAP.

#### 1.4. ACTING PRESIDING MEMBER

In accordance with the requirements of the SCAP Practice and Operating Directions (section 15.1), the SCAP Members present agreed that Helen Dyer would be the Acting Presiding Member for the SCAP meeting on 9 May 2019.

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### 2. SCAP APPLICATIONS

#### 2.1. DEFERRED APPLICATIONS – Nil

## 2.2. NEW APPLICATIONS

### 2.2.1 Urbis Pty Ltd C/- Future Urban Group

DA 155/E001/19

#### 382 Payneham Road, Payneham

City of Norwood, Payneham & St Peters

Proposal: Change of use to service trade premises comprising six (6) tenancies, undertake alterations and additions to existing buildings (including partial demolition) and construction of a car park and associated landscaping.

The Acting Presiding Member welcomed the following people to address the State Commission Assessment Panel:

#### Applicant

- Chris Vounasis, Future Urban - presented
- Paul Morris, GTA - presented
- Tony Kelly, Future Urban
- Richard Antunes, Urbis Pty Ltd
- Settimio De Gregorio, Progetta Design

#### Representors

- Grazio Maiorano, URPS representing: - presented
  - Helenka Jiricek
  - Peter Caruso
  - Tony & Angela Caruso
  - Marc & Belinda Saccardo
  - Branimar & Elida Rajcic
  - Ante Rajcic
  - Janice Jolly
  - Leanne Fuss
  - Val McCurdy
  
- Steve Beltrame, also representing: - presented
  - Stefanie Beltrame
  - Brett Clarke
  - Rebecca Clarke

The State Commission Assessment Panel discussed the application.

### RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Norwood, Payneham & St Peters (City) Development Plan.
3. To delegate to the Unit Manager, Development Assessment to grant Development Plan Consent to the proposal by Urbis Pty Ltd C/- Future Urban Group for the change of use to service trade premises comprising a total 4992m<sup>2</sup> of gross leasable area and undertake alterations and additions to existing buildings (including partial demolition) and construction of a car park and associated landscaping at 382 Payneham Road PAYNEHAM, subject to:
  - Provision of a detailed Landscaping Plan that shows additional landscaping to Thelma Street and Ashbrook Avenue to improve the amenity of the residential interface which may include but not limited to screen planting and semi-mature trees. This may result in the loss of a small number of carparks.
  - Confirmation that the Ashbrook Avenue access and egress physically minimises the opportunity for right-hand turns on to Ashbrook Avenue; and
  - The following conditions of consent:

## PLANNING CONDITIONS

1. The development granted Development Plan Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.

## STORMWATER

2. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road. Final details of the stormwater design, including any proposed onsite retention and reuse, shall be provided to the satisfaction of the State Commission Assessment Panel prior to the approval of any building works on site.

*Reason: to ensure that stormwater does not adversely affect any adjoining property or public road.*

## ENVIRONMENT

3. Any external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.

*Reason: to mitigate interface impacts to adjacent properties and roads from light spill.*

4. Mechanical plant or equipment shall be designed, sited and screened to minimise noise impact on adjacent premises or properties pursuant with the requirements of the *Environment Protection (Noise) Policy 2017*.

*Reason: to ensure that owners/occupiers of adjacent land are not unduly impacted as a result of the development.*

5. Landscaping shown on the approved plans shall be established prior to the operation of the development and shall be maintained at all times with any diseased or dying plants being replaced. All trees proposed to provide screening at the residential interfaces, or shade to the car park, are to be provided at an advanced planting height of at least 2 metres.

*Reason: to ensure that landscaping is established to provide, when fully mature, an effective level of amenity and maintained in an orderly manner.*

6. Prior to Development Approval being issued, final details of the waste collection arrangements which identify how waste would be stored, transported and disposed of, shall be submitted to and approved by the State Commission Assessment Panel, in consultation with the City of Norwood, Payneham and St Peters.

*Reason: to ensure that the waste collection service can be undertaken in accordance with the plans and supporting information as approved.*

## TRAFFIC CONDITIONS

7. All obsolete crossovers shall be closed and reinstated to Council's kerb and gutter specification at the applicant's expense, prior to the occupation of the development.

*Reason: to ensure traffic access and egress to and from the site is appropriately managed.*

8. No loading or unloading shall occur from Lewis Road.

*Reason: to enhance residential amenity.*

## COMMISSIONER OF HIGHWAYS CONDITIONS

*Reasons: the following conditions seek ensure the ongoing use and management of the arterial road (Payneham) in a safe and orderly manner.*

9. A final access and car parking plan shall be submitted to the satisfaction of the State Commission Assessment Panel in consultation with the Commissioner of Highways. All access points and car parking shall be in accordance with this plan.
10. All off-street car parking shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009. All commercial vehicle facilities shall be designed in accordance with AS 2890.2:2018.
11. Clear sight lines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in AS/NZS2890.1:2004, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath. All landscaping adjacent to the access points and the Payneham Road/Thelma Street junction shall have a mature height of less than 1.0 metre in order to maximise driver sight lines at these locations.
12. A traffic management plan for the construction phase of the development shall be developed to the satisfaction of the State Commission Assessment Panel in consultation with the Commissioner of Highways and the City of Norwood, Payneham and St Peters.

## ADVISORY NOTES

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).
- d. The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a 4.5 metres x 4.5 metres cut-off at the Payneham Road/Thelma Street corner of this site for possible future road purposes. The consent of the Commissioner of Highways under the *Metropolitan Adelaide Road Widening Plan Act 1972* is required to all new building works located on or within 6.0 metres of the possible requirement. As no new building works are occurring at this location, consent is not required in this instance.
- e. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.
- f. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publications “Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition” and, where applicable, “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.
- g. Amalgamation of titles is likely to be required in order to achieve building rules consent.

2.3. RESERVED MATTERS - Nil

3. CROWN DEVELOPMENTS (ADVISORY ITEMS)

3.1. DEFERRED APPLICATIONS – Nil

3.2. NEW APPLICATIONS

3.2.1 Energy Projects Solar (EPS)

DA 354/V004/18

**Augusta Highway, Bungama; Locks Road, Napperby**

Port Pirie Council

Proposal: Bungama Solar Farm and ancillary infrastructure.

The Acting Presiding Member welcomed the following people to address the State Commission Assessment Panel:

Applicant

- Steve McCall, EPS - presented

Representors

- Debra Aitchison - presented
- Ben Aitchison
- Marcus Doggett - presented
- Karen Doggett

Media

- Chris Russell, Advertiser

The State Commission Assessment Panel discussed the application.

**RESOLVED**

That the State Commission Assessment Panel provide its recommendation in confidence (included in SCAP Confidential Minutes – 9 May 2019) to the Minister for Planning.

*Note: a Decision Notification Form will be forwarded to all representors once the Minister has made a decision on the application.*

3.2.2 Energy Projects Solar (EPS)

DA 433/V005/18

**Powerline Road & Lower Bright Road, Bright** (various land parcels)

Regional Council of Goyder

Proposal: Staged development of a 500MW solar farm with associated infrastructure and ancillary works.

The Acting Presiding Member welcomed the following people to address the State Commission Assessment Panel:

Applicant

- Steve McCall, EPS - presented

Council

- Fiona Barr, Goyder - presented

Media

- Chris Russell, Advertiser

The State Commission Assessment Panel discussed the application.

**RESOLVED**

That the State Commission Assessment Panel provide its recommendation in confidence (included in SCAP Confidential Minutes – 9 May 2019) to the Minister for Planning.

*Note: a Decision Notification Form will be forwarded to all representors once the Minister has made a decision on the application.*

4. **MAJOR DEVELOPMENTS** - Nil

5. **OTHER BUSINESS**

6. **NEXT MEETING**

6.1. Tuesday 21 May 2019 at the Barossa Weintal Hotel, 235 Murray Street, Tanunda

7. **CONFIRMATION OF THE MINUTES OF THE MEETING**

7.1. **RESOLVED** that the Minutes of this meeting held today be confirmed.

8. **MEETING CLOSE**

The Acting Presiding Member thanked all in attendance and closed the meeting at 2.25pm.

Confirmed 09/05/2019



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Helen Dyer  
ACTING PRESIDING MEMBER